

City of Medford

Public Meeting

2024-2026 Zoning Update

May 08, 2025



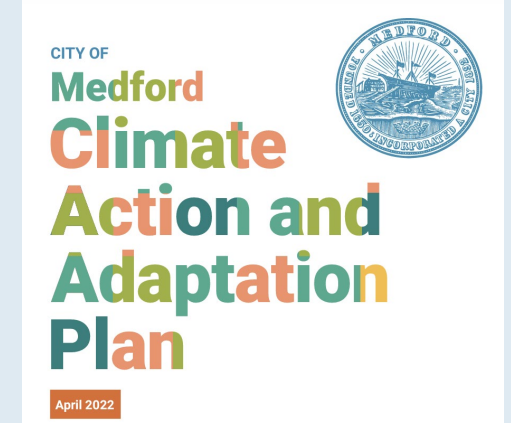


Agenda

- Introduction
- Process Timeline
- 2025
- Opportunities for Public Comments
- Medford Square.
- West Medford Square
- ADUs



Introduction



WS.1.1.1

Update zoning to allow for multifamily dwellings of different typologies in different zoning districts

BE.1.1.A

Reduce zoning barriers to multifamily and mixed-use housing development.

WS.1.1.4

Consider allowing smaller, infill housing on nonconforming lots to add to housing stock.

BE.1.1.B

Enable smaller and more diverse housing options through zoning updates.

VP.1.2.2

Address inconsistencies between current and past land use and the current zoning ordinance.

VP.2.1.2

Revise zoning to allow for redevelopment of non-conforming lots for smaller housing types in neighborhoods.

AA.2.1.1

Allow and promote increased density and mixed uses within walking distance of MBTA train stations and major bus hubs.

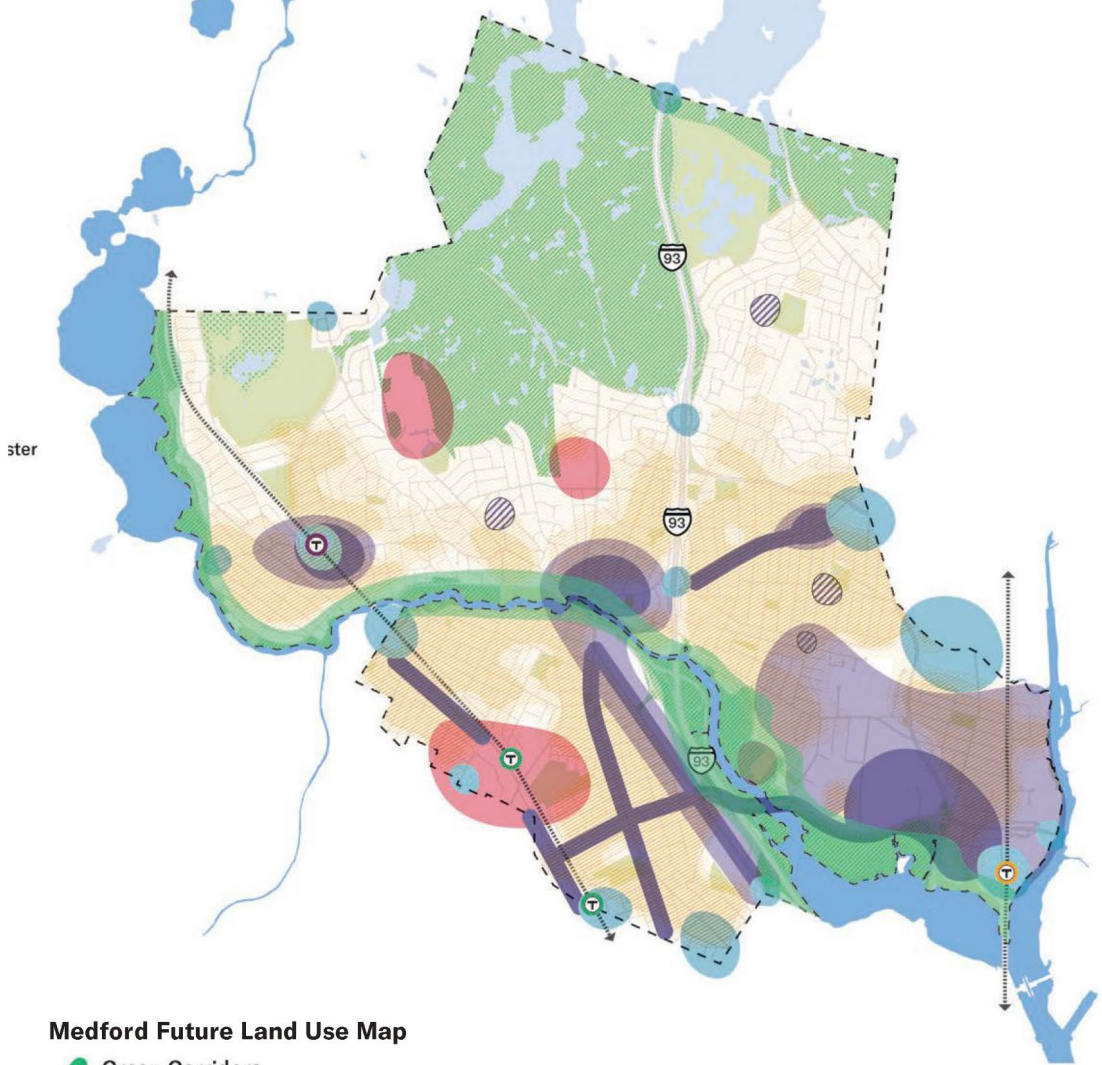


Introduction

MEDFORD, MA
COMPREHENSIVE
PLAN

January 2023

2024-2026 Zoning Update



Medford Future Land Use Map

- Green Corridors
- Corridors
- Centers & Squares
- Gateway Nodes
- Civic & Institutional Anchors
- Low Density Residential
- High Density Residential
- Neighborhood Centers
- Transformational Focus Areas

Figure XI. Medford Future Land Use Map

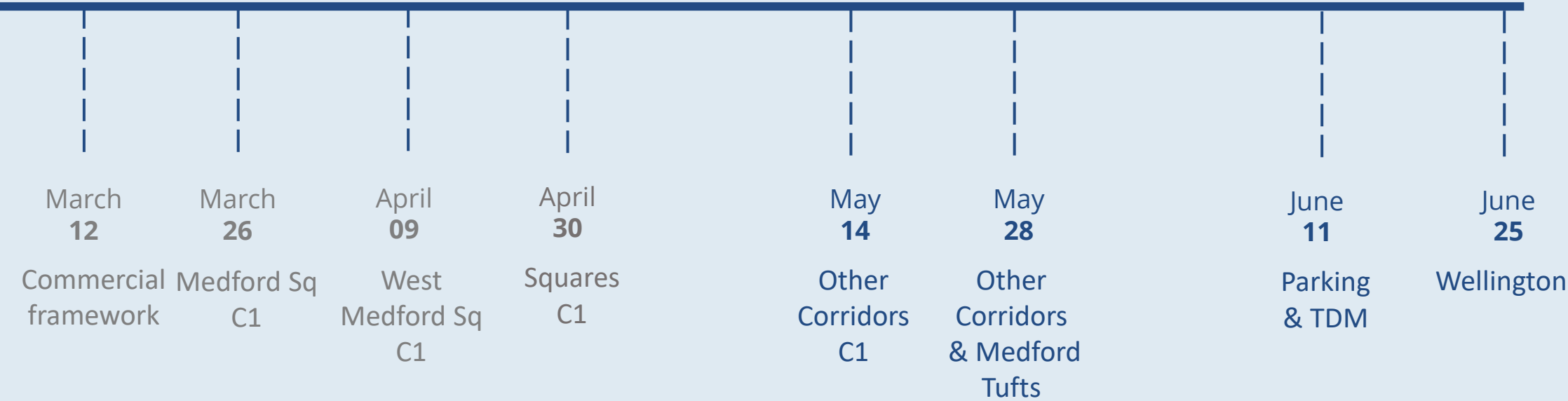


Process for approval



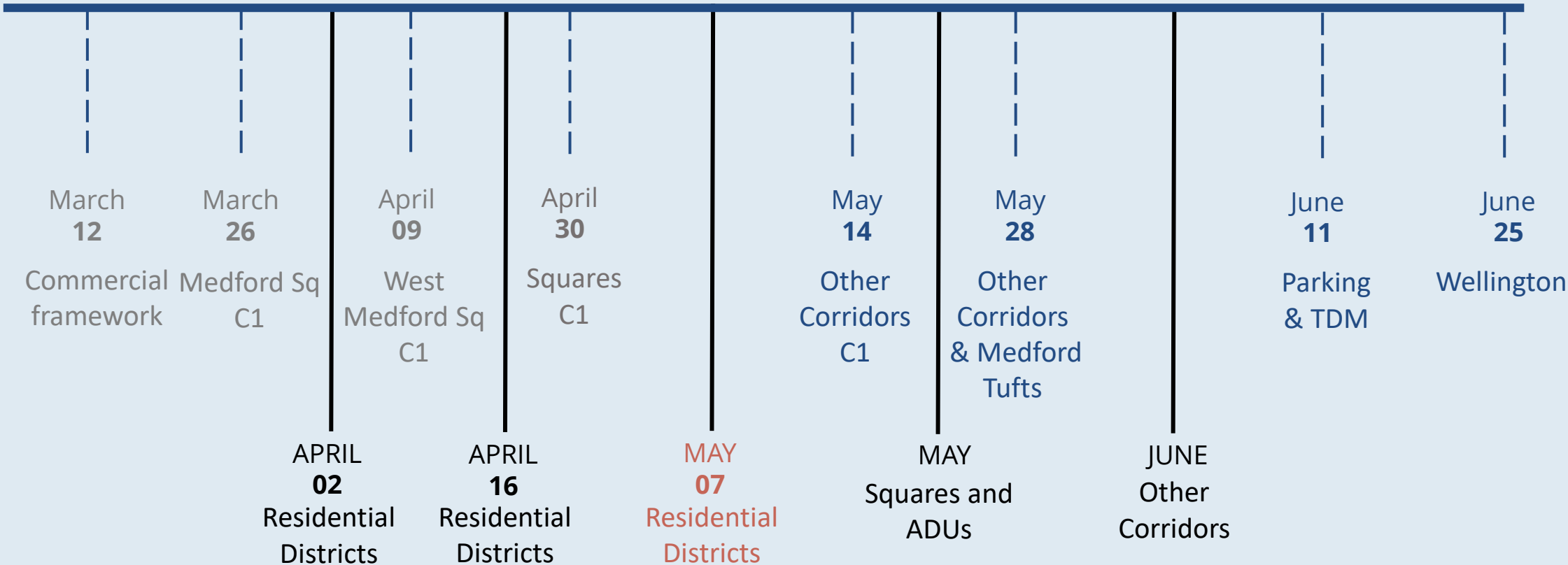


Timeline: Phase 3 PPCM





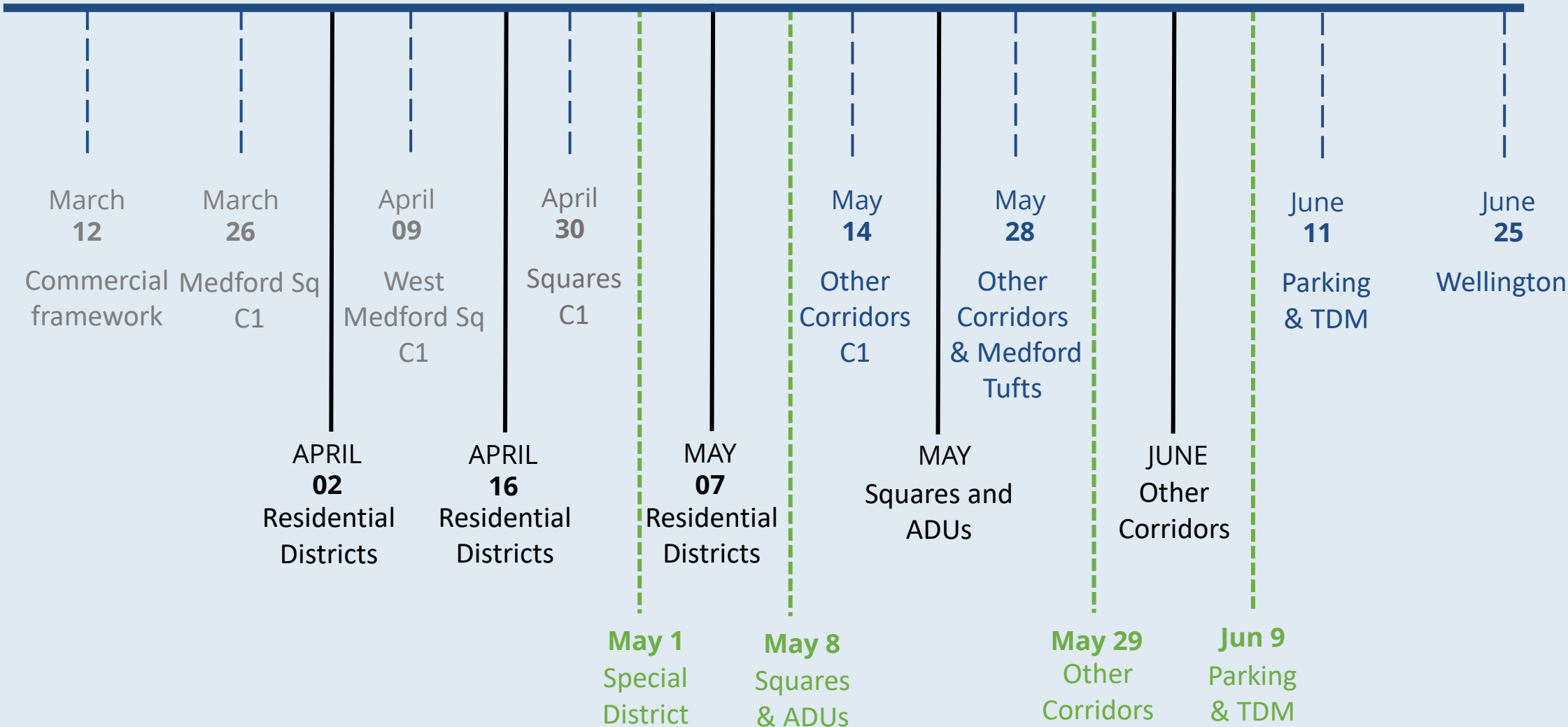
Timeline: Phase 3 PPCM + CDB





Timeline: Phase 3 PPCM + CDB + Public Q&A

2024-2026 Zoning Update





Opportunities for Public Comments

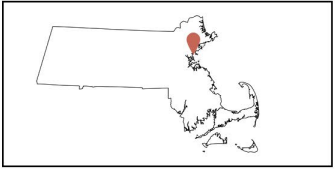
| | | | |
|---|--|---|---|
| <div>1</div> <div>City Council</div> <div>Present new topic</div> | <div>2</div> <div>City Council</div> <div>Refer topic to CDB</div> | <div>3</div> <div>CDB</div> <div>Vote on the topic</div> | <div>4</div> <div>City Council</div> <div>Vote on the topic</div> |
| 12/03/24 Salem St | 12/11/24 Salem St. | 01/22/25 Salem St 2/10 Public Meeting 03/05/2025 Salem St | 03/11/2025 Salem St |
| 09/11/24 Green Score | 10/01/24 Green Score | 02/05/25 Green Score | 03/11/2025 Green Score |
| 01/15/25 Residential Districts | 02/12/25_02/26/25 Neighborhood Residential. | 03/27 Public Meeting 04/02 – 04/16 - 05/07 05/21 Residential Districts | May 2025 Residential Districts |
| 03/12/25 Commercial Districts | 03/26/25_04/09/2025_ 04/30 Squares and ADU | 05/08 Public Meeting 05/29 Public Meeting June 2025 Commercial Districts | June 2025 Commercial Districts |





New Proposed Residential Districts 05/08

2024-2026 Zoning Update

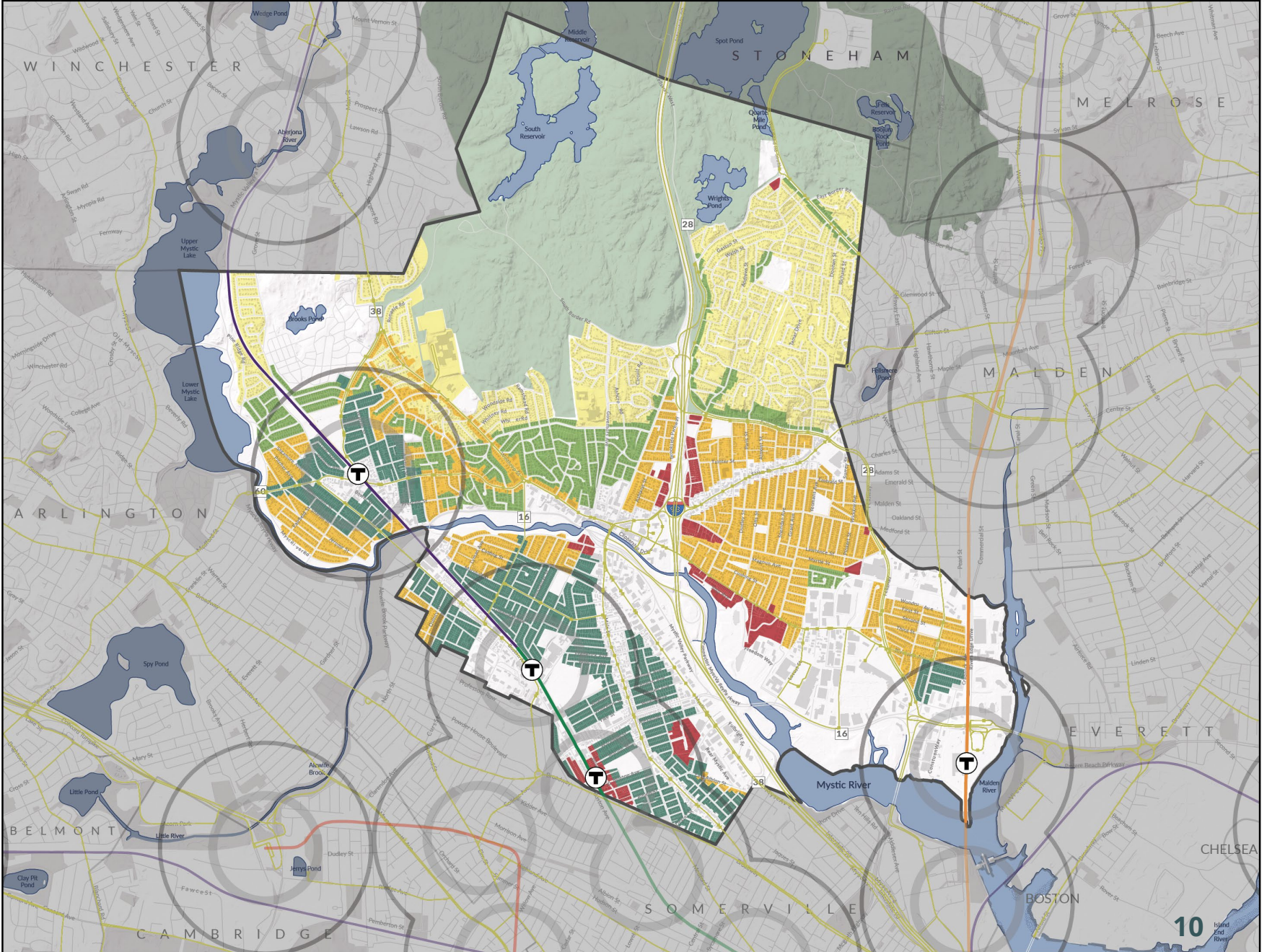


LEGEND

- Neighborhood Residential 1**
 - Single-unit Dwelling
 - Historic Conversion (2 units)
 - ADU
- Neighborhood Residential 2**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - Historic Conversion (2-3 units)
 - ADU
- Neighborhood Residential 3**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)
 - ADU
- Urban Residential 1**
 - 2-unit Dwelling
 - Historic Conversion (2-5 units)
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - ADU (1/2/3-unit Dwelling)
- Urban Residential 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple unit Dwelling >6 units 3 stories max
 - ADU (1/2/3-unit Dwelling)



This map was produced in January 2025 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".



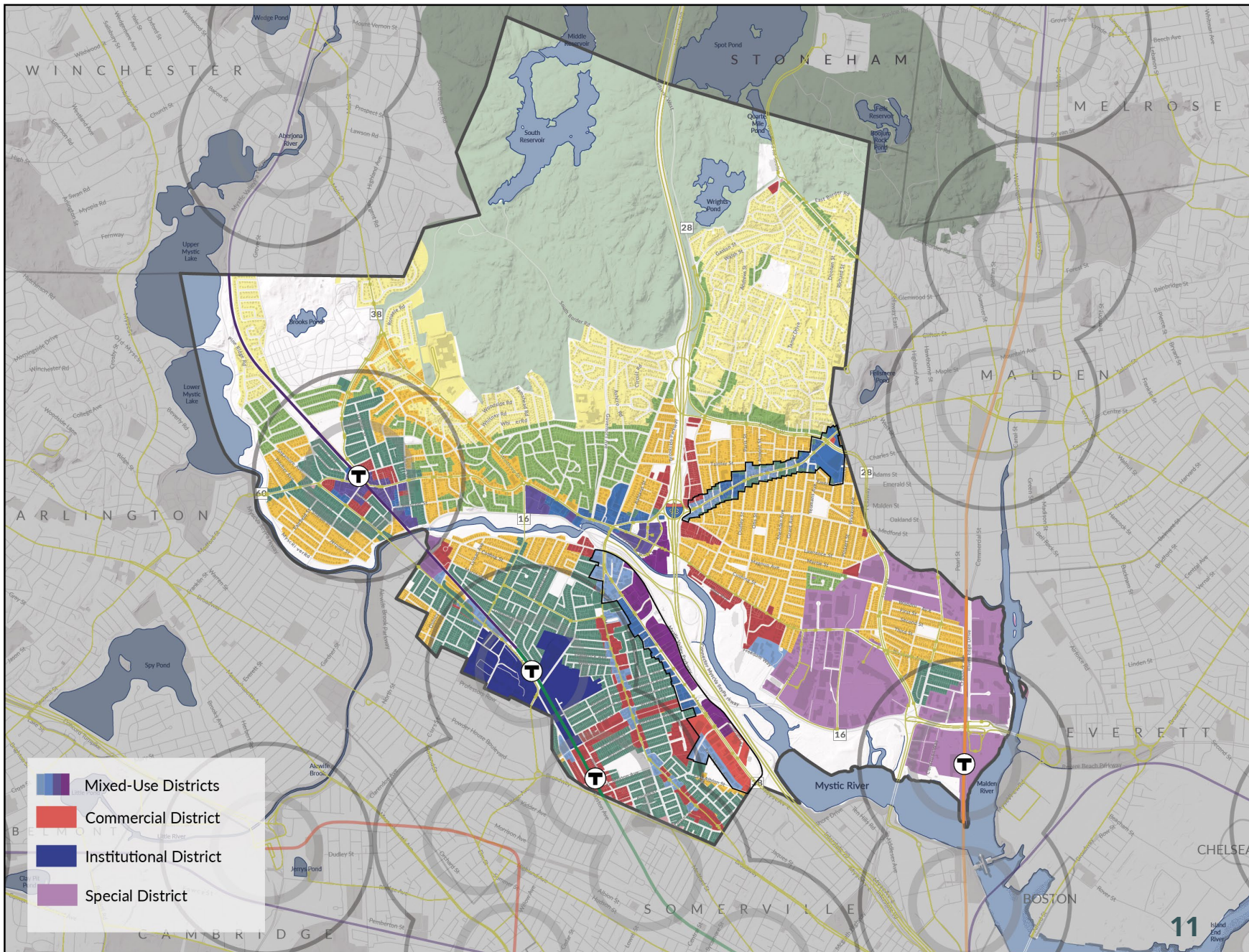


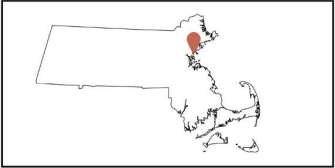
LEGEND

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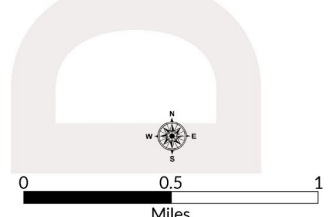
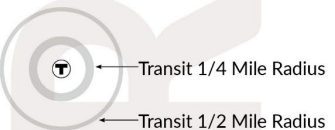


LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation
- Mixed-Use Districts

Transportation

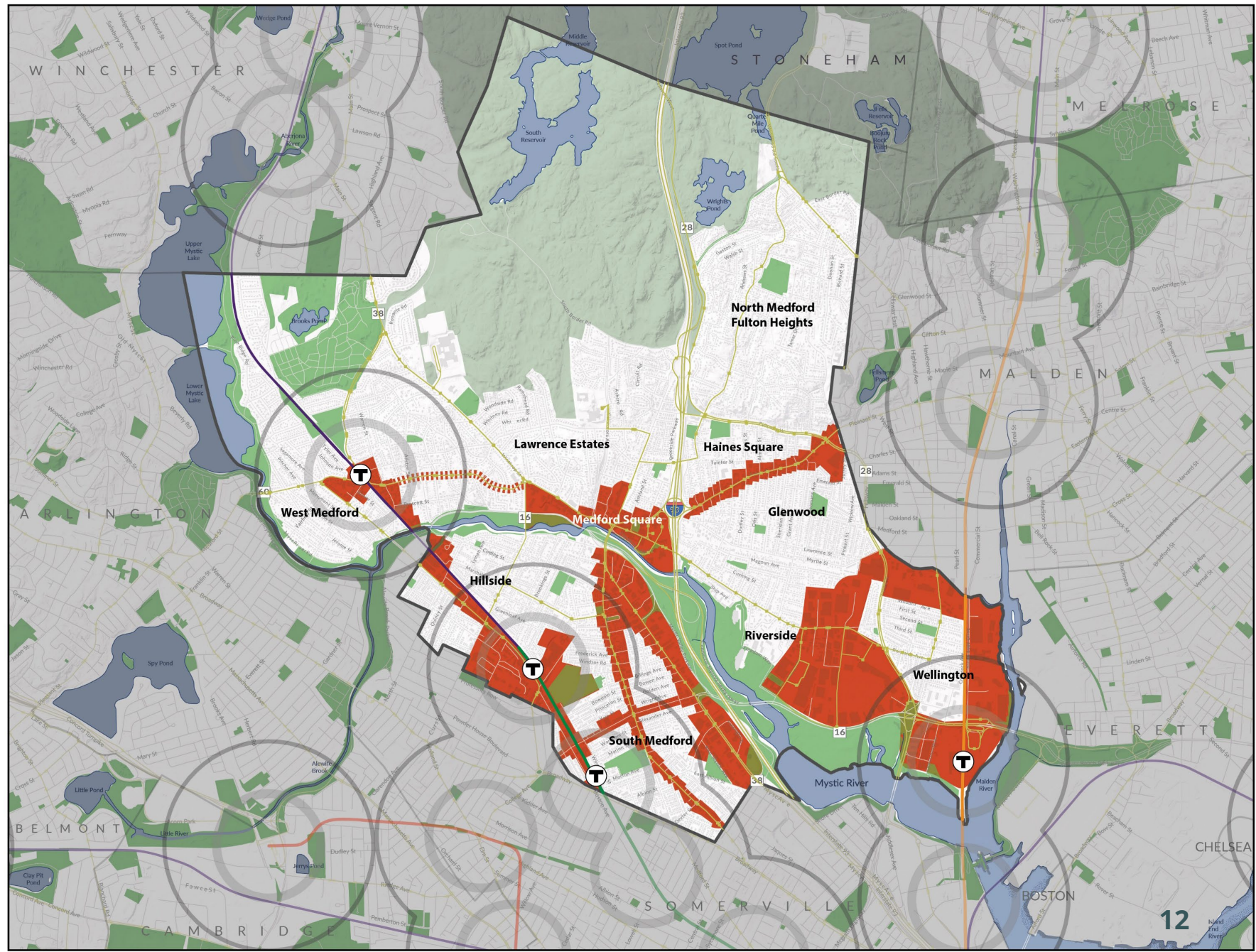
- MBTA Bus Routes & Stops
- MBTA Train Stations
- Commuter Rail
- Green Line
- Orange Line
- Red Line

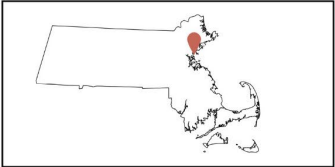


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Proposed Mixed-Use Districts





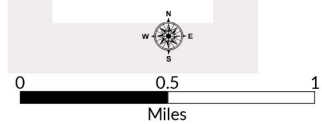
LEGEND

- Buildings
- Hydrography
- Middlesex Fells Reservation

Categories

- Corridors
- Squares
- Institutional
- Special District

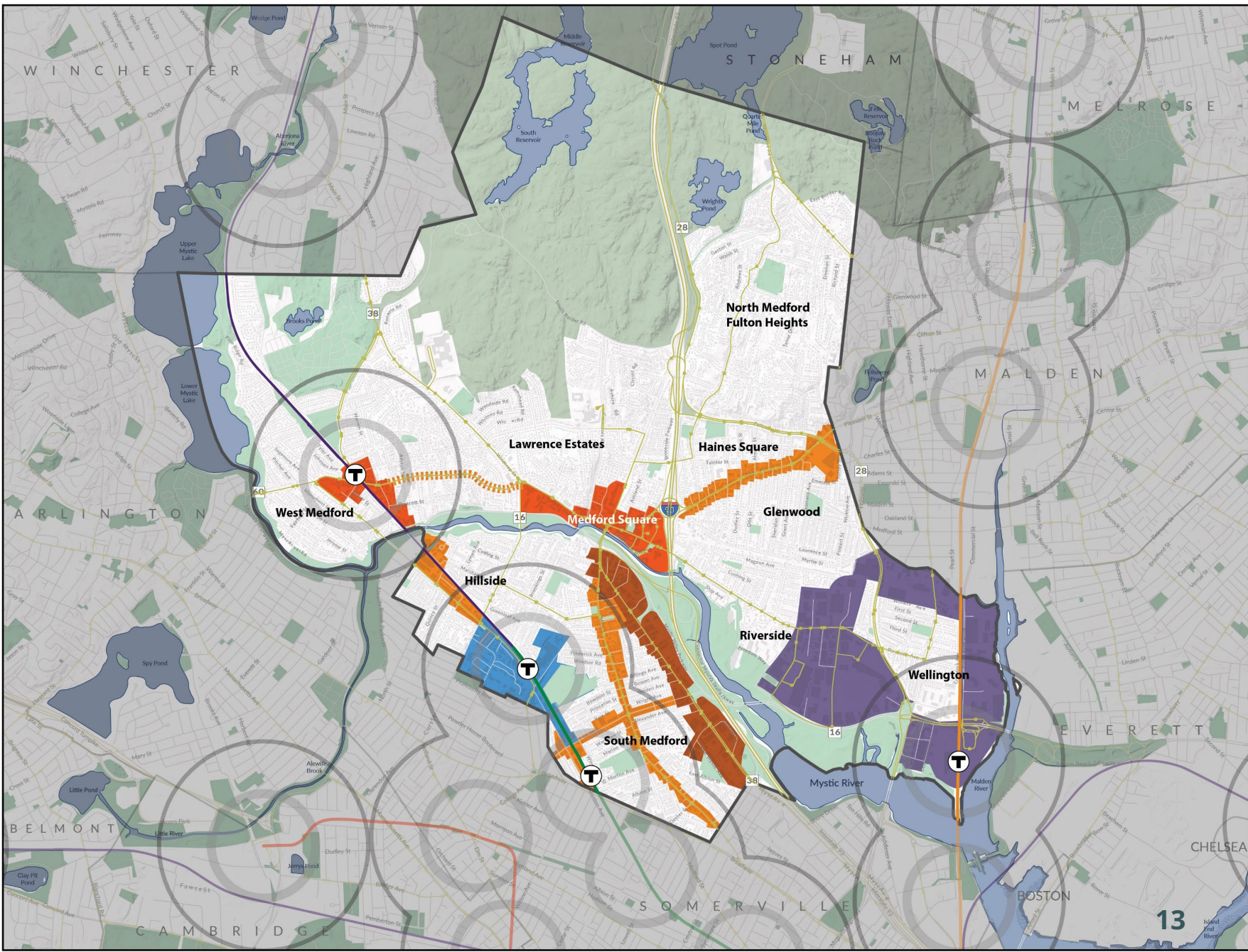
This map shows open space digitized from MassGIS NextGen 911 project.

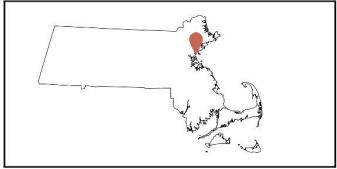


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Proposed Mixed-Use Districts

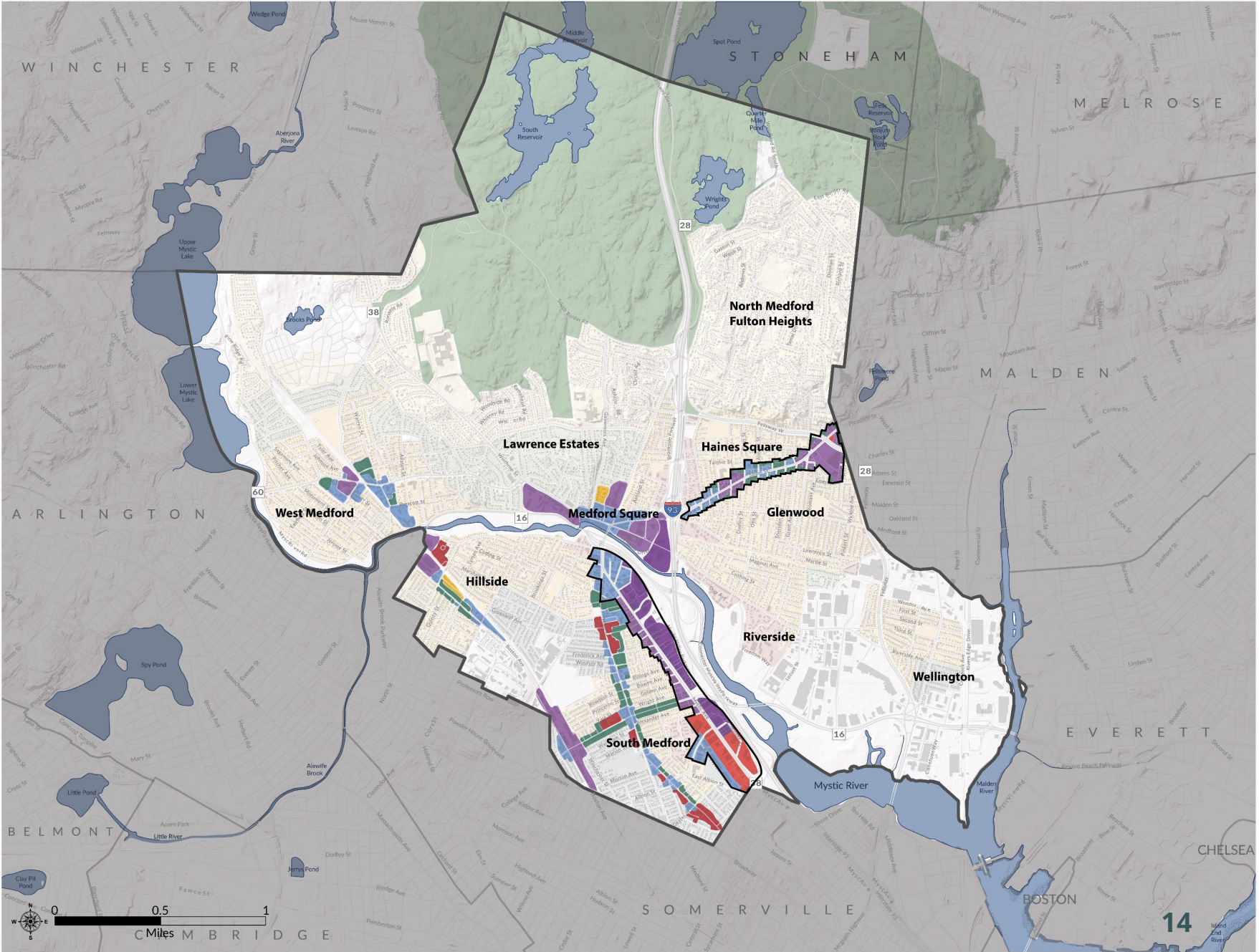




LEGEND

- Mixed-Use 1:**
Small-Mid Scale.
Mid Density.
3stories by right + 1 IZ
- Mixed-Use 2**
Mid Scale.
Mid-High Density.
4 stories by right + 2 IZ
- Mixed-Use 3**
Mid-High Scale.
High Density.
6 stories by right + 6 IZ
- Commercial**
6 stories by right + 2 IZ
- Neighborhood Residential 3**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)
 - ADU
- Urban Residential 1**
 - 2-unit Dwelling
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 - Townhouse
 - 3-unit Dwelling
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 - Multiple unit Dwelling >6 units
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 - ADU (1/2/3-unit Dwelling)

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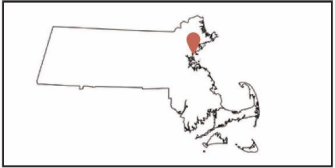


2024-2026 Zoning Update

Medford Square



2024-2026 Zoning Update

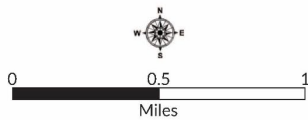


LEGEND

- Buildings
- Hydrography

Medford Zoning

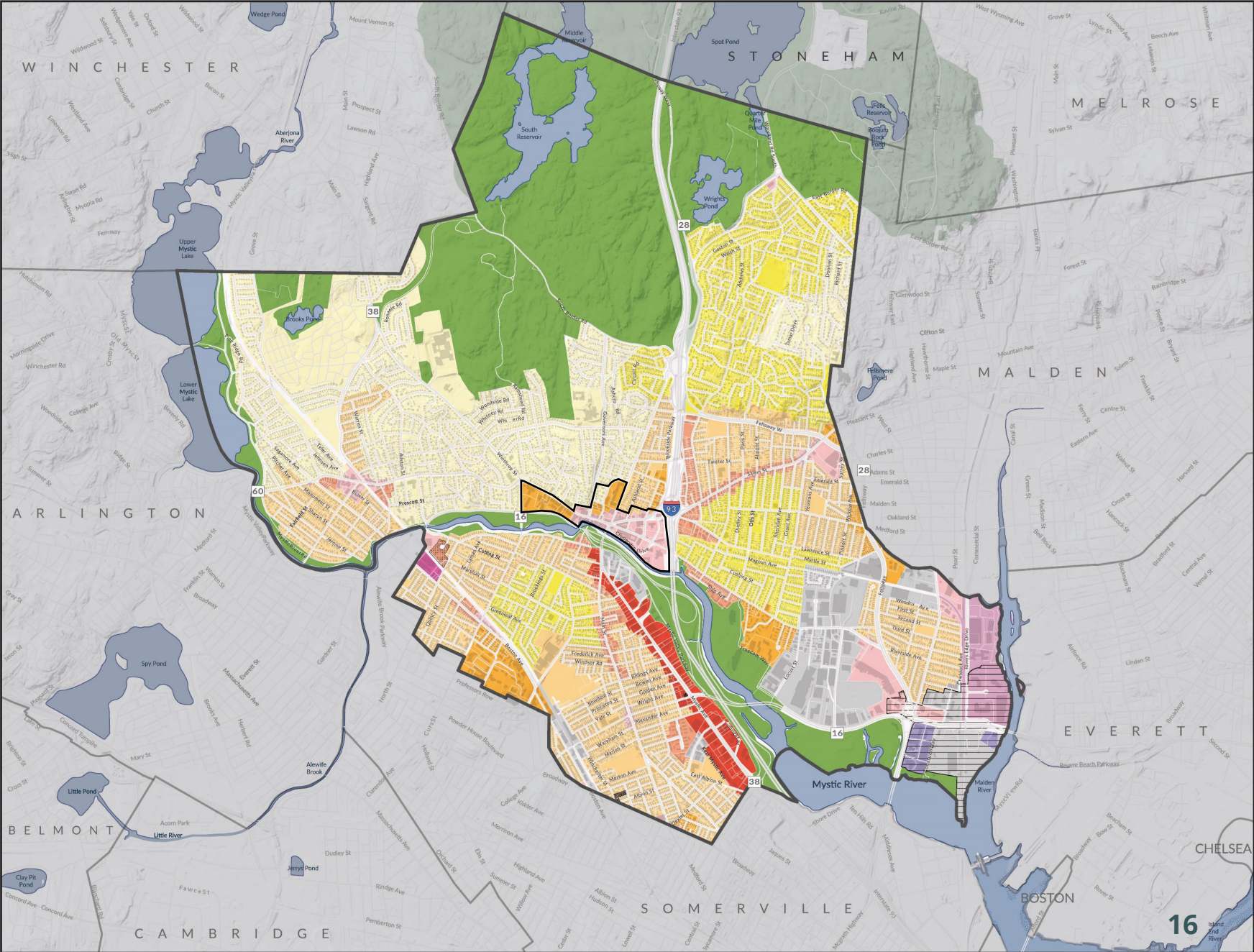
- APT1 - Apartment 1
- APT2 - Apartment 2
- C1 - Commercial 1
- C2 - Commercial 2
- GR - General Residential
- I - Industrial
- MUZ - Mized Use
- O - Office
- O2 - Office 2
- ROS - Recreational Open Space
- SF1 - Single Family 1
- SF2 - Single Family 2
- PDD-1
- PDD-2
- PDD-3
- WSMOD



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Current Zoning

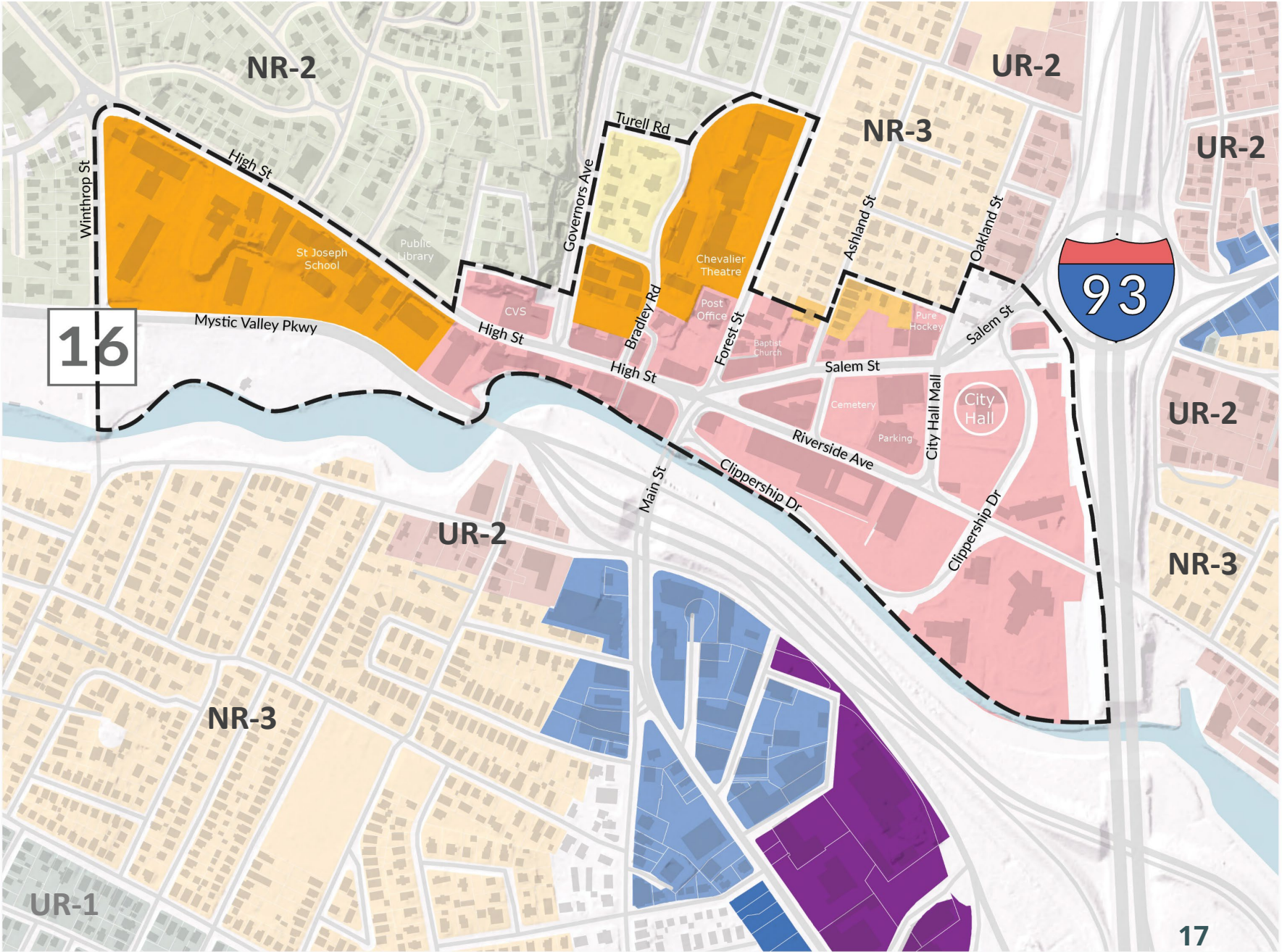




LEGEND

- Commercial 1:**
 - Residential building:
 - 6 stories by right
 - Commercial building:
 - 4 stories by right
 - Other permitted Structures
 - 15 stories by right
- Apartment 2**
 - Residential building:
 - 6 stories by right
 - Commercial use:
 - NOT allowed
 - Hotel
 - 15 stories by right
- General residential**
 - Single-unit Dwelling
 - 2-Units Dwelling
 - ADU
- Single Family 1**
 - Single-unit Dwelling
 - ADU

Current Zoning



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Current Zoning

| Medford Zoning Dimensions | | | | | | | | | | | | | | |
|---------------------------|---|-------------------|-------------|----------|-------|-------------------------------|--------------|---------|-------|-------|------|-------------------|------|---------|
| District | | Minimum Permitted | | | | | | | | | | Maximum Permitted | | |
| | | Lot | | | | | | | | | | | | |
| | | Area (SF) | Length (FT) | | | Open Space % Gross Floor Area | Yards (feet) | | | | | Height | | |
| | Use | Per Dwelling Unit | Total | Frontage | Width | Depth | Landscaped | Usuable | Front | Side | Rear | Lot Coverage (%) | Feet | Stories |
| C1 | 4. Multiple Dwelling | - | 10,000 | 50 | 100 | 100 | 10% | - | 15 | 15 | 15 | 30% | - | - |
| | 4(a) 1st and 2nd dwelling units, total | 4,500 | - | - | - | - | 25% | - | - | - | - | - | 35 | 3 |
| | 4. 1) on first three floors | 1,000 | - | - | - | - | 25% | - | - | - | - | - | 35 | 3 |
| | 4. 2) on or above fourth floor | 600 | - | - | - | - | 20% | - | - | - | - | - | 75 | 6 |
| | 4B. (a) Assisted Living (1st and 2nd dwelling units, total) | - | 10,000 | 50 | 100 | 100 | 10% | 25% | 15 | 15 | 15 | 35% | 75 | 6 |
| | 4B. (b) Assisted Living (each additional dwelling unit) | 4,500 | - | - | - | - | - | - | - | - | - | - | - | - |
| | 4B. 1) On first three floors | 1,000 | - | - | - | - | - | - | - | - | - | - | - | - |
| | 4B. (b) On or above fourth floor | 600 | - | - | - | - | - | - | - | - | - | - | - | - |
| | 4A. Hotel | - | - | 50 | 100 | 100 | 10% | 25% | - | - | 15 | - | 140 | 15 |
| | 5. Other permitted principal structures | - | - | 20 | - | - | - | - | - | - | 15 | - | 50 | 4 |
| APT 2 | 1. Detached Single-Family | - | 5,000 | 35 | 50 | 55 | - | - | 15 | 7 1/2 | 15 | 40% | 35 | 2.5 |
| | 2. Detached Two-Family | - | 6,000 | 35 | 60 | 60 | - | - | 15 | 7 1/2 | 15 | 35% | 35 | 2.5 |
| | 3(a) Attached Single-Family (End Dwelling Unit) | - | 3,500 | 35 | 35 | 75 | 10% | 25% | 15 | 10 | 15 | 30% | 35 | 3 |
| | 3(b) Attached Single-Family (Middle Dwelling Unit) | - | 2,500 | 25 | 25 | 75 | 5% | 25% | 15 | - | 15 | 35% | 35 | 3 |
| | 4. Multiple Dwelling | - | 10,000 | 50 | 100 | 100 | 10% | - | 15 | 15 | 15 | 30% | - | - |
| | 4(a) 1st and 2nd dwelling units, total | 4,500 | - | - | - | - | 25% | - | - | - | - | - | 35 | 3 |
| | 4. 1) on first three floors | 1,000 | - | - | - | - | 25% | - | - | - | - | - | 35 | 3 |
| | 4. 2) on or above fourth floor | 600 | - | - | - | - | 20% | - | - | - | - | - | 75 | 6 |
| | 4B. (a) Assisted Living (1st and 2nd dwelling units, total) | - | 10,000 | 50 | 100 | 100 | 10% | 25% | 15 | 15 | 15 | 30% | 50 | 4 |
| | 4B. (b) Assisted Living (each additional dwelling unit) | 4,500 | - | - | - | - | - | - | - | - | - | - | - | - |
| | 4B. 1) On first three floors | 1,000 | - | - | - | - | - | - | - | - | - | - | - | - |
| | 4B. (b) On or above fourth floor | 600 | - | - | - | - | - | - | - | - | - | - | - | - |
| | 5. Other permitted principal structures | - | 10,000 | 50 | 100 | 100 | 10% | 25% | 15 | 15 | 15 | 35% | 125 | 15 |



Medford Square Proposal 01

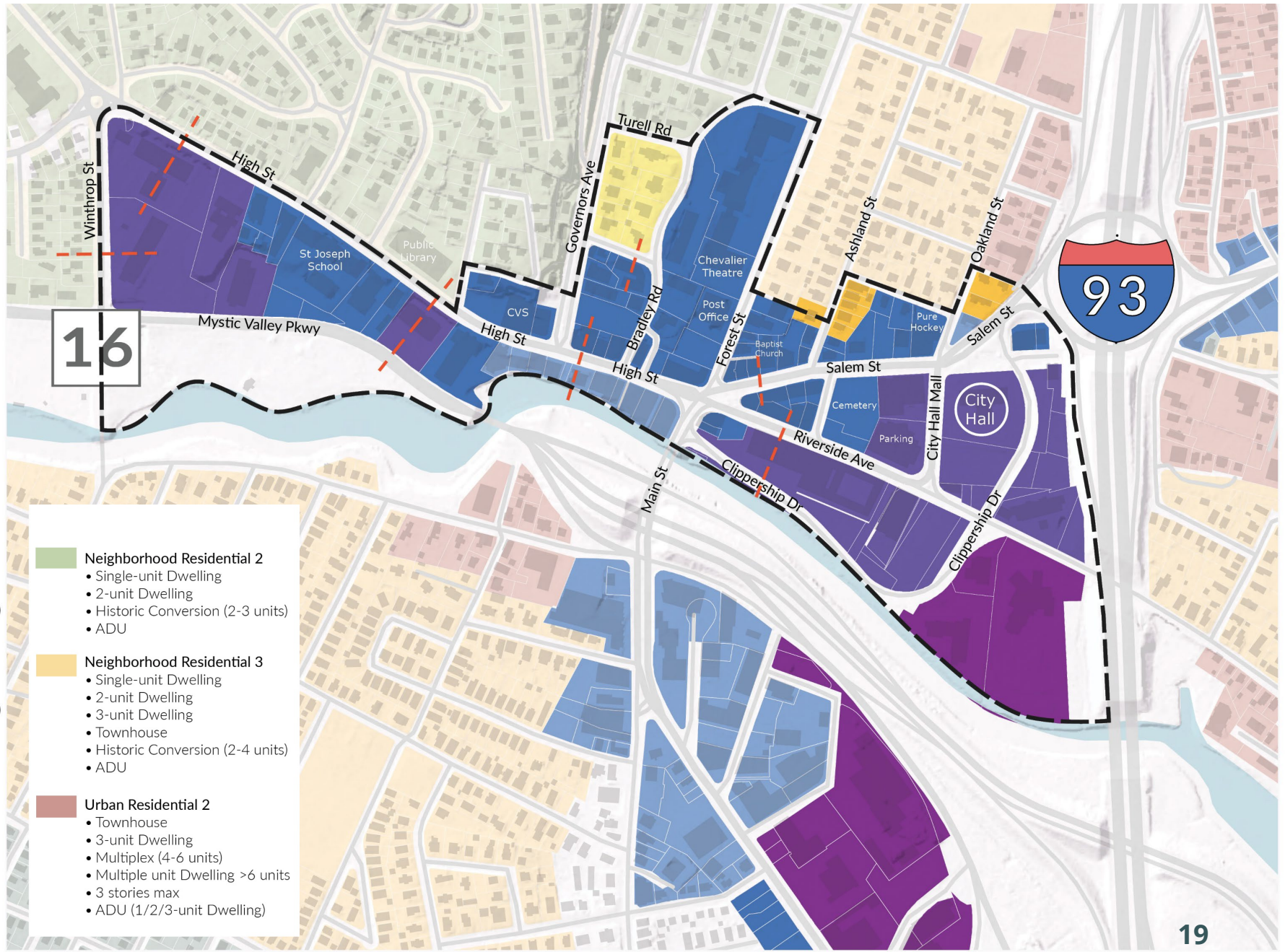
March 26



LEGEND

- Mixed-Use 1:**
Small-Mid Scale.
3stories by right + 1 IZ
- Mixed-Use 2A**
Mid Scale.
4 stories by right + 2 IZ
- Mixed-Use 2B**
Mid-High Scale.
6 stories by right + 2 IZ
- Mixed-Use 3**
Mid-High Scale.
6 stories by right + 6 IZ
- Neighborhood Residential 3**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)
 - ADU
- Urban Residential 1**
 - 2-unit Dwelling
 - Historic Conversion (2-5 units)
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- Neighborhood Residential 2**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - Historic Conversion (2-3 units)
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- Neighborhood Residential 3**
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 - ADU
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 - Townhouse
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 - Multiplex (4-6 units)
 - Multiple unit Dwelling >6 units
 - 3 stories max
 - ADU (1/2/3-unit Dwelling)



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2024-2026 Zoning Update





Medford Square Proposal 02

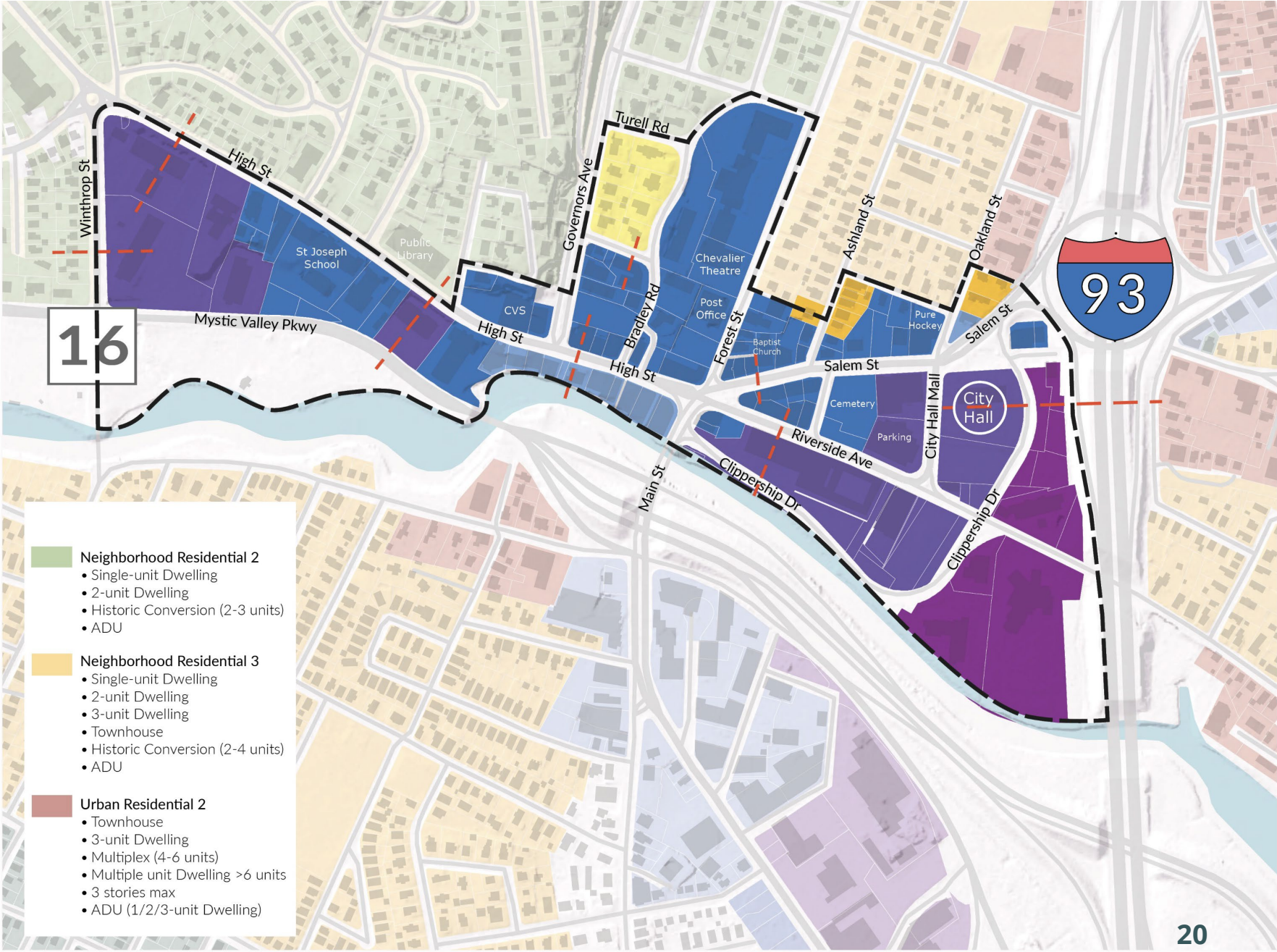
April 30



LEGEND

- Mixed-Use 1:**
Small-Mid Scale.
4 stories by right + 1 IZ
- Mixed-Use 2A**
Mid Scale.
5 stories by right + 2 IZ
- Mixed-Use 2B**
Mid-High Scale.
7 stories by right + 2 IZ
- Mixed-Use 3**
Mid-High Scale.
8 stories by right + 4 IZ
- Neighborhood Residential 3**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)
 - ADU
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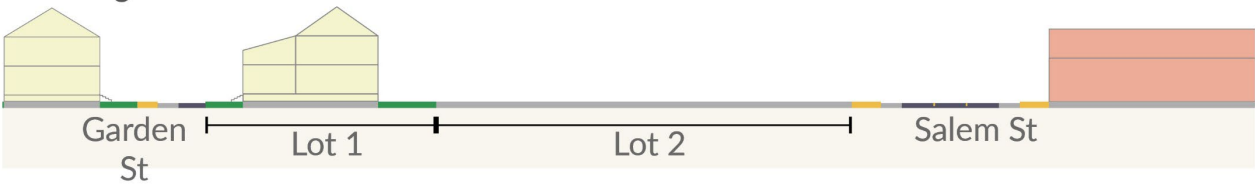




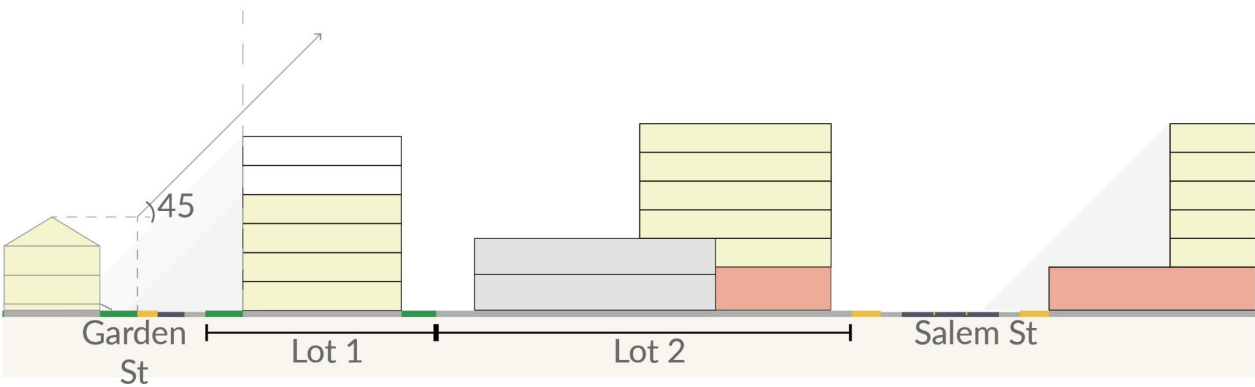
Medford Square Zoning Development Standards

Garden St Option 1

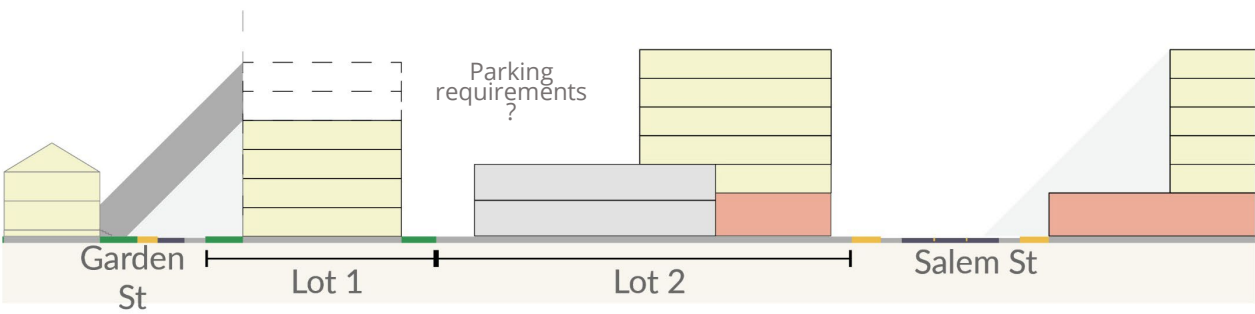
Existing



Abutting Residential District



Minimum daylight Standard



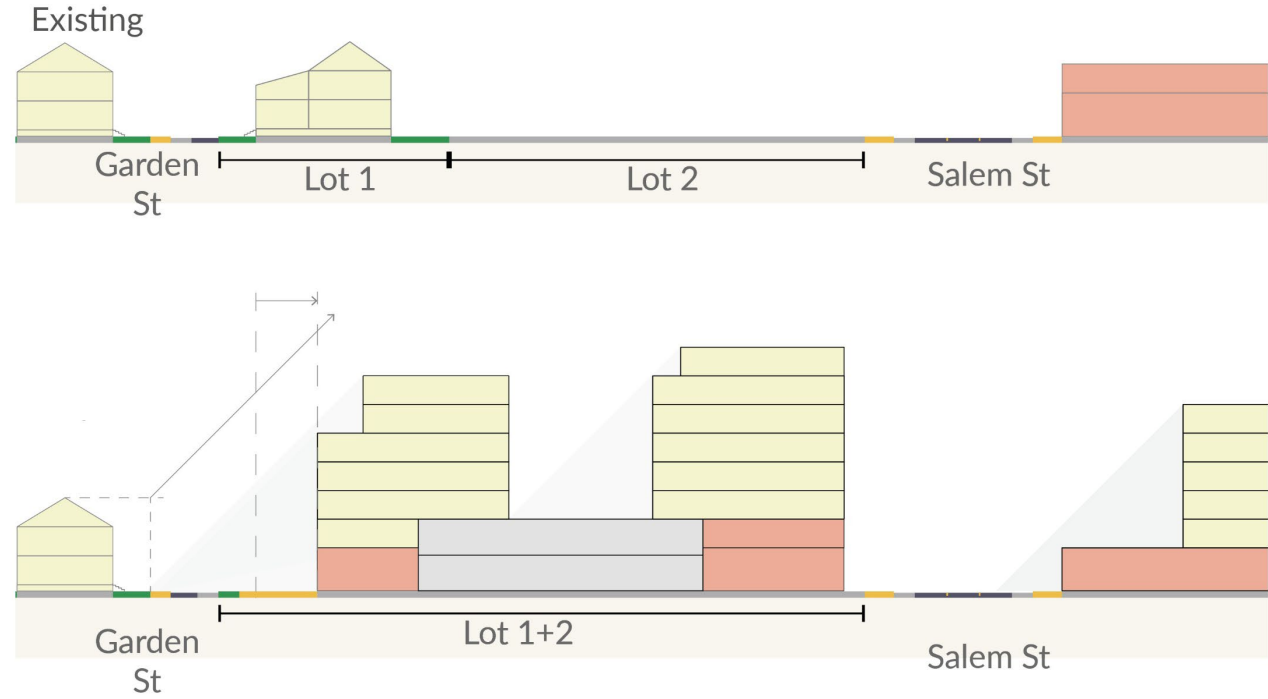
- Commercial
- Residential
- Parking





Medford Square Zoning Development Standards

Garden St Option 2

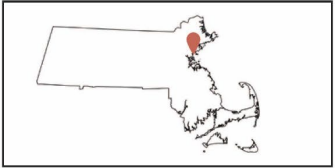


- Commercial
- Residential
- Parking



2024-2026 Zoning Update

West Medford Square

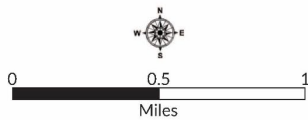


LEGEND

- Buildings
- Hydrography

Medford Zoning

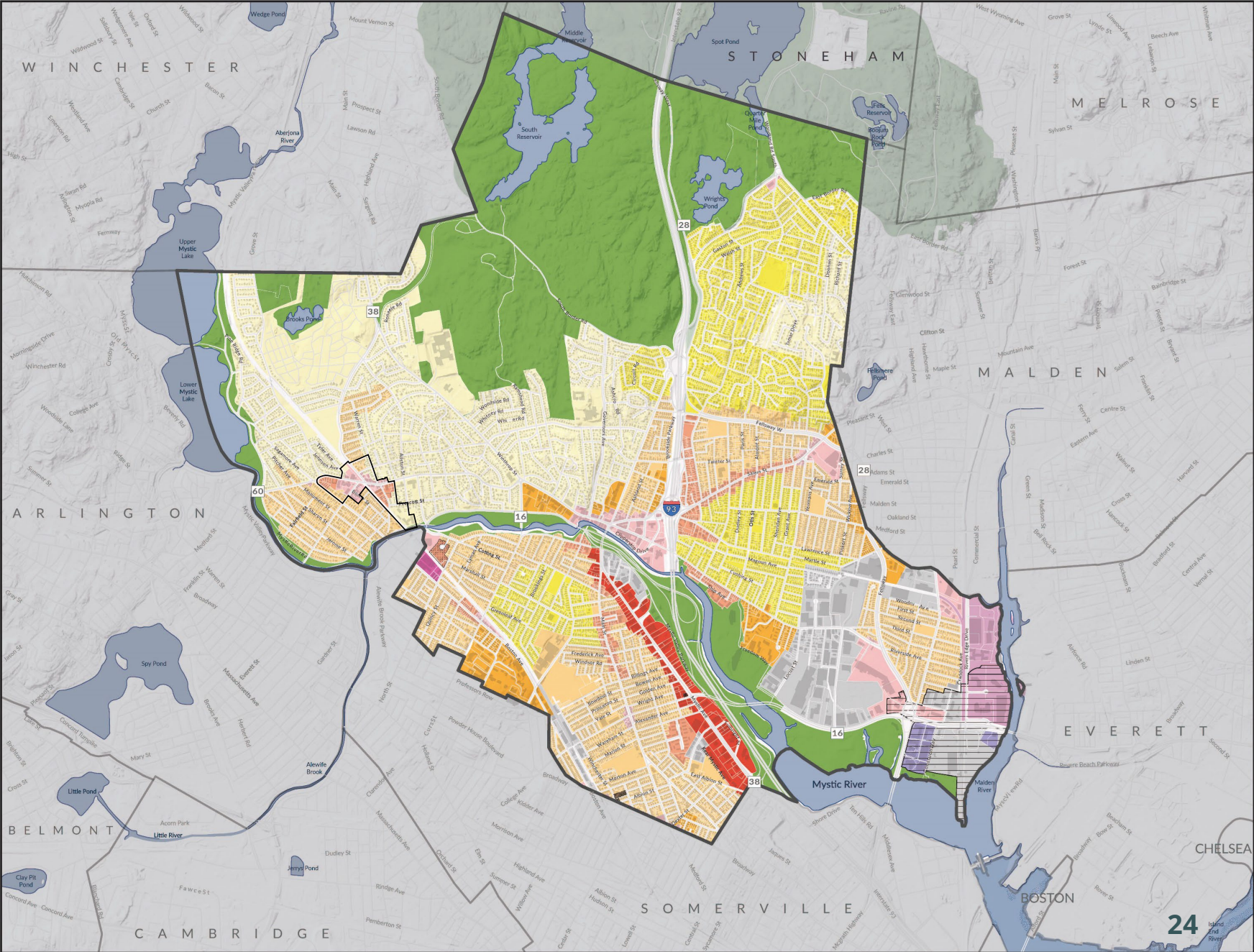
- APT1 - Apartment 1
- APT2 - Apartment 2
- C1 - Commercial 1
- C2 - Commercial 2
- GR - General Residential
- I - Industrial
- MUZ - Mized Use
- O - Office
- O2 - Office 2
- ROS - Recreational Open Space
- SF1 - Single Family 1
- SF2 - Single Family 2
- PDD-1
- PDD-2
- PDD-3
- WSMOD



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Current Zoning

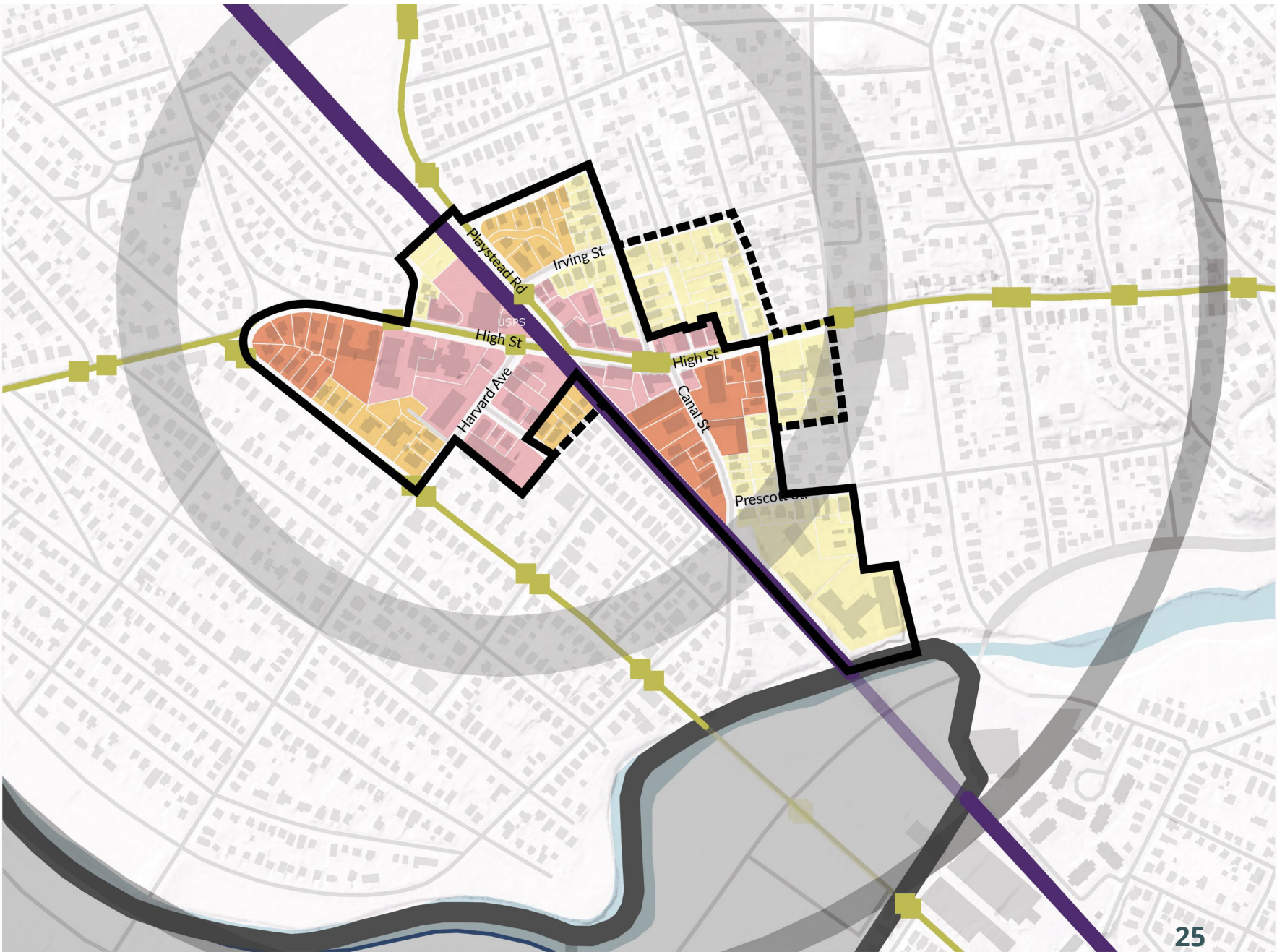




LEGEND

- Commercial 1:**
 - Residential building:
 - 6 stories by right
 - Commercial building:
 - 4 stories by right
 - Other permitted Structures
 - 15 stories by right
- General residential**
 - Single-unit Dwelling
 - 2-Units Dwelling
 - ADU
- Single Family 1**
 - Single-unit Dwelling
 - ADU
- Apartment 1**
 - Residential building:
 - 3 stories by right
 - Commercial use:
 - NOT allowed

Current Zoning



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Current Zoning

| Medford Zoning Dimensions | | | | | | | | | | | | | | |
|---------------------------|---|-------------------|--------|-------------|-------|-------|-------------------------------|---------|--------------|-------|------|-------------------|------|---------|
| | | Minimum Permitted | | | | | | | | | | Maximum Permitted | | |
| | | Lot | | | | | | | | | | | | |
| | | Area (SF) | | Length (FT) | | | Open Space % Gross Floor Area | | Yards (feet) | | | | | Height |
| District | Use | Per Dwelling Unit | Total | Frontage | Width | Depth | Landscaped | Usuable | Front | Side | Rear | Lot Coverage (%) | Feet | Stories |
| C1 | 4. Multiple Dwelling | - | 10,000 | 50 | 100 | 100 | 10% | - | 15 | 15 | 15 | 30% | - | - |
| | 4(a) 1st and 2nd dwelling units, total | 4,500 | - | - | - | - | 25% | - | - | - | - | - | 35 | 3 |
| | 4. 1) on first three floors | 1,000 | - | - | - | - | 25% | - | - | - | - | - | 35 | 3 |
| | 4. 2) on or above fourth floor | 600 | - | - | - | - | 20% | - | - | - | - | - | 75 | 6 |
| | 4B. (a) Assisted Living (1st and 2nd dwelling units, total) | - | 10,000 | 50 | 100 | 100 | 10% | 25% | 15 | 15 | 15 | 35% | 75 | 6 |
| | 4B. (b) Assisted Living (each additional dwelling unit) | 4,500 | - | - | - | - | - | - | - | - | - | - | - | - |
| | 4B. 1) On first three floors | 1,000 | - | - | - | - | - | - | - | - | - | - | - | - |
| | 4B. (b) On or above fourth floor | 600 | - | - | - | - | - | - | - | - | - | - | - | - |
| | 4A. Hotel | - | - | 50 | 100 | 100 | 10% | 25% | - | - | 15 | - | 140 | 15 |
| APT 1 | 5. Other permitted principal structures | - | - | 20 | - | - | - | - | - | - | 15 | - | 50 | 4 |
| | 1. Detached Single-Family | - | 5,000 | 35 | 50 | 55 | - | - | 15 | 7 1/2 | 15 | 40% | 35 | 2.5 |
| | 2. Detached Two-Family | - | 6,000 | 35 | 60 | 60 | - | - | 15 | 7 1/2 | 15 | 35% | 35 | 2.5 |
| | 3(a) Attached Single-Family (End Dwelling Unit) | - | 3,500 | 35 | 35 | 75 | 10% | 25% | 15 | 10 | 15 | 30% | 35 | 3 |
| | 3(b) Attached Single-Family (Middle Dwelling Unit) | - | 2,500 | 25 | 25 | 75 | 5% | 25% | 15 | - | 15 | 35% | 35 | 3 |
| | 4. Multiple Dwelling | - | 10,000 | 50 | 100 | 100 | 10% | - | 15 | 15 | 15 | 30% | - | - |
| | 4(a) 1st and 2nd dwelling units, total | 4,500 | - | - | - | - | 25% | - | - | - | - | - | 35 | 3 |
| | 4. 1) on first three floors | 1,000 | - | - | - | - | 25% | - | - | - | - | - | 35 | 3 |
| | 4B. (a) Assisted Living (1st and 2nd dwelling units, total) | - | 10,000 | 50 | 100 | 100 | 10% | 25% | 15 | 15 | 15 | 30% | 50 | 4 |
| | 4B. (b) Assisted Living (each additional dwelling unit) | 4,500 | - | - | - | - | - | - | - | - | - | - | - | - |
| | 4B. 1) On first three floors | 1,000 | - | - | - | - | - | - | - | - | - | - | - | - |
| | 4B. (b) On or above fourth floor | 600 | - | - | - | - | - | - | - | - | - | - | - | - |
| | 5. Other permitted principal structures | - | 10,000 | 50 | 100 | 100 | 10% | 25% | 15 | 15 | 15 | 30% | 35 | 3 |



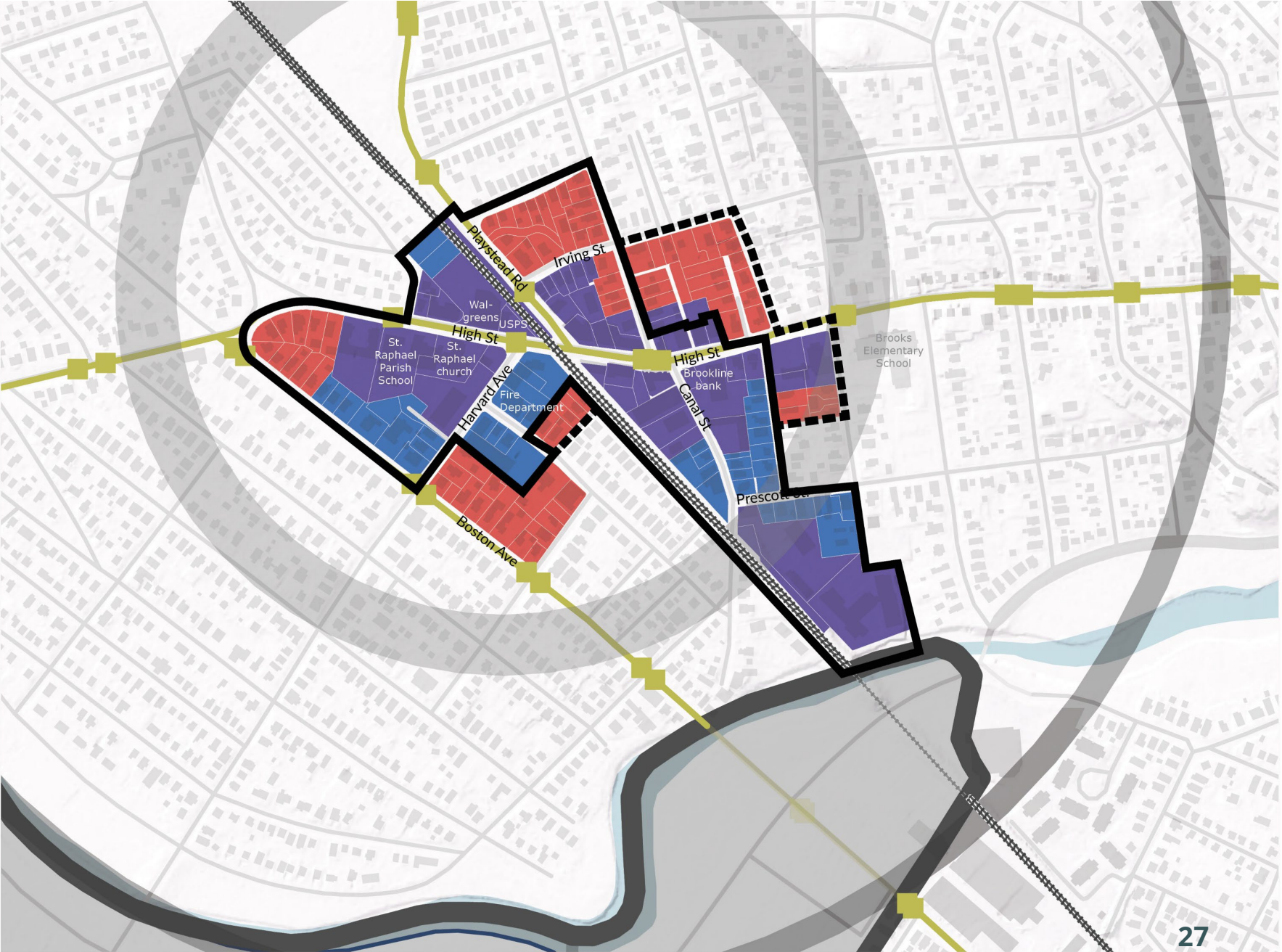
West Medford Square Proposal 01

April 09



LEGEND

- Mixed-Use 2A**
Mid Scale.
4 stories by right + 2 IZ
- Mixed-Use 2B**
Mid-High Scale.
6 stories by right + 2 IZ
- Urban Residential 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple Unit Dwelling (>6 units)
 - ADU (1/2/3-unit Dwelling)



This map was produced in April 2025 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".





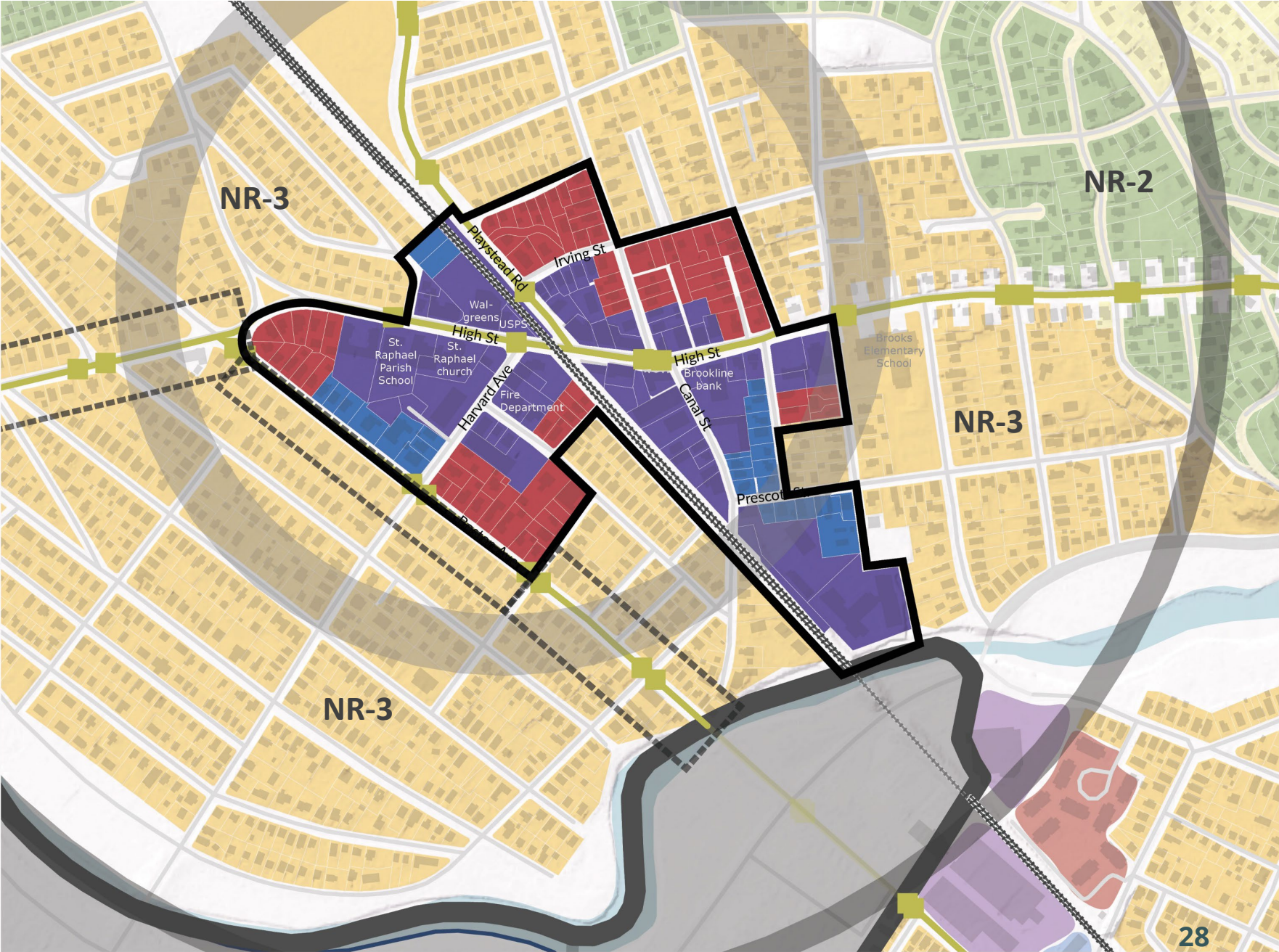
West Medford Square Proposal 02

April 30



LEGEND

- Mixed-Use 2A**
Mid Scale.
5 stories by right + 2 IZ
- Mixed-Use 2B**
Mid-High Scale.
7 stories by right + 2 IZ
- Urban Residential 2**
 - Townhouse
 - 3-unit Dwelling
 - Multiplex (4-6 units)
 - Multiple Unit Dwelling (>6 units)
 - ADU (1/2/3-unit Dwelling)
- Neighborhood Residential 2**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - Historic Conversion (2-3 units)
 - ADU
- Neighborhood Residential 3**
 - Single-unit Dwelling
 - 2-unit Dwelling
 - 3-unit Dwelling
 - Townhouse
 - Historic Conversion (2-4 units)
 - ADU



This map was produced in April 2025 by Innes Associates for the City of Medford using data from MassGIS: "Bureau of Geographic Information (MassGIS), Commonwealth of Massachusetts, Executive Office of Technology and Security Services".





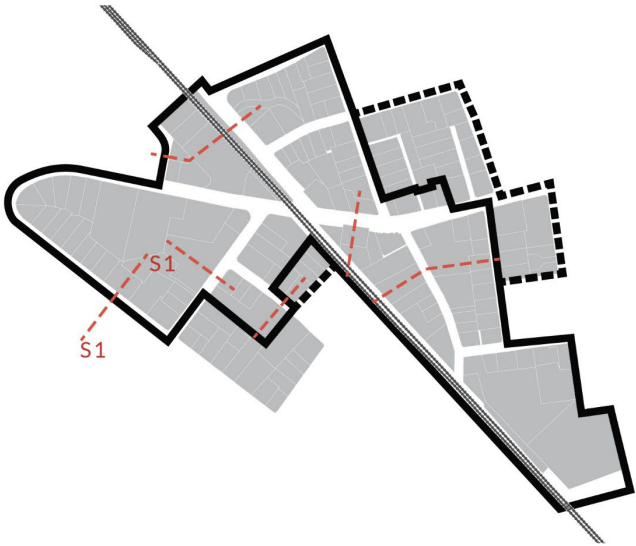
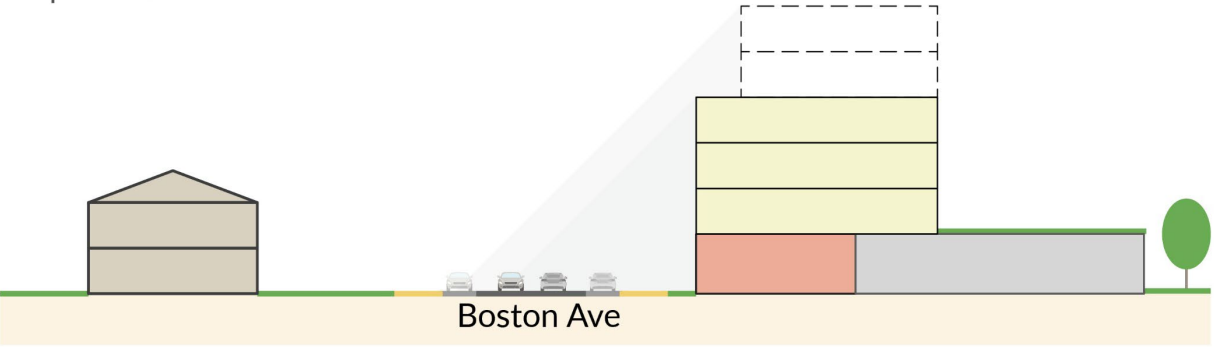
West Medford Square Zoning Section Study

Section 1

Existing Section



Proposed Section



- Commercial
- Residential
- Parking
- Incentive Zoning



2024-2026 Zoning Update

Accessory Dwelling Unit (ADU)



Accessory Dwelling Unit (ADU)

ADUs can be created by repurposing existing living space, creating new living space from unused areas of the existing home (like a basement or attic), building an addition to an existing home, converting an existing garage, barn or similar, or building a new smaller building on a lot. Often called “granny flats,” or “in-law apartments,” ADUs are sometimes used to support multigenerational families or to provide smaller homes that meet specific needs.

ADUs can be classified by their physical relationship to the primary unit or units, with ADUs described as:

- **Internal:** a unit that is inside the main building, maybe with a small addition. The entrance is typically located off of a shared entry hall.
- **Attached:** a building that is adjacent to the main building, or a major addition, typically with its own entrance
- **Detached:** a building on its own, with its own entrance.



Internal



Attached



Detached



Protected Use Accessory Dwelling Unit (ADU)

CITY OF BOSTON

MANY REASONS TO BUILD AN ADU

| | |
|--|---|
|  Aging in place |  Provide housing and care for a family member |
|  Downsize from an existing home |  Generate extra income with a rental unit |
|  House a young adult or recent graduate getting started in their career |  Provide more space for family or friends to visit |

20



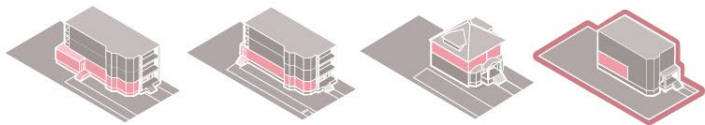
An ADU must have:

- A full bathroom and kitchen,
- Living areas that meet minimum size regulations,
- Adequate light and ventilation,
- Safe exit routes that are compliant with life safety regulations,
- A design that enables Fire Department access in case of emergency,
- Access to electric and water shut-off valves, and
- In some cases, sprinkler systems in all or part of the building.

Accessory Dwelling Unit Guidebook. City of Boston

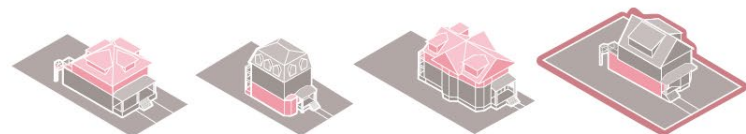


Accessory Dwelling Unit (ADU)



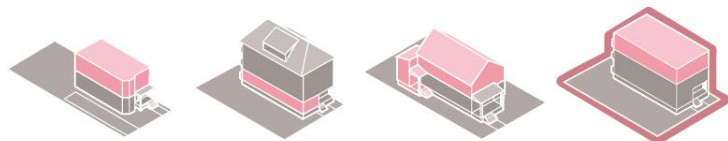
SPLIT YOUR UNIT

My lot is small, there is limited space in my home to add an ADU, and I only need a studio or one-bedroom ADU.



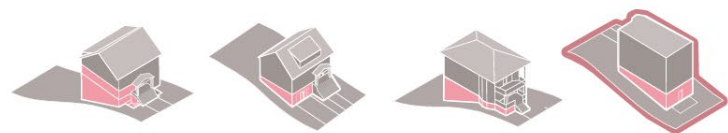
CONVERT YOUR ATTIC

I have a home with an unfinished attic. I may add an ADU with just one or two bedrooms.



ADD ANOTHER FLOOR

My lot is small, my home is short, and I want to add an ADU with at least two bedrooms.



CONVERT YOUR BASEMENT

I have an unfinished basement that has room for an ADU with good-sized windows on at least one side, and my property is not in a flood-prone area.



EXTEND INTO THE REAR YARD

My lot is small, with little to no space on the sides, but has a deep backyard.

Accessory Dwelling Unit Guidebook. City of Boston

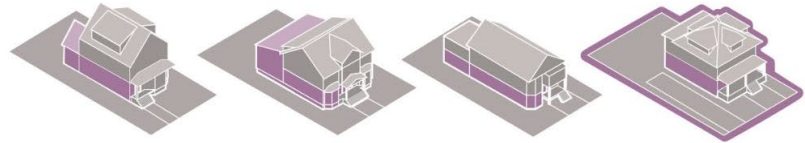


Accessory Dwelling Unit (ADU)



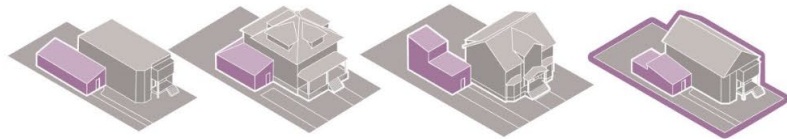
ADAPT YOUR GARAGE

My lot has an existing building on it. I'd like to convert it into an ADU separate from the main unit.



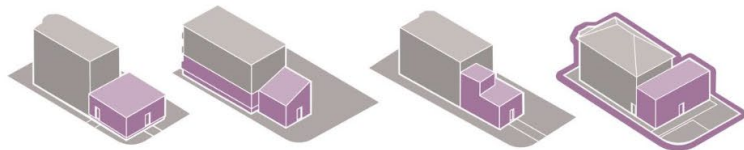
EXTEND TOWARDS THE BACKYARD

I have a lot with extra backyard space. I'd like to add an ADU with at least two to three bedrooms.



ATTACH AN ADU ON THE SIDE

My lot has enough room on the side for an ADU with at least one to two bedrooms.

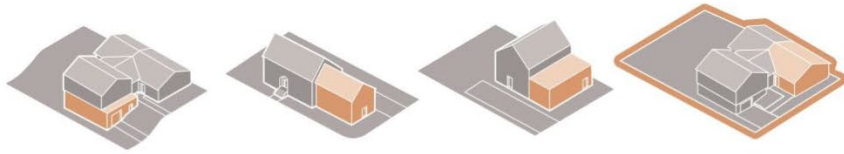


ATTACH AN ADU ON A CORNER LOT

I have a corner lot and would like to have an ADU that is directly accessible from the street.

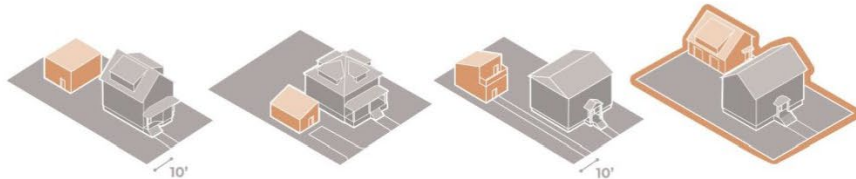


Accessory Dwelling Unit (ADU)



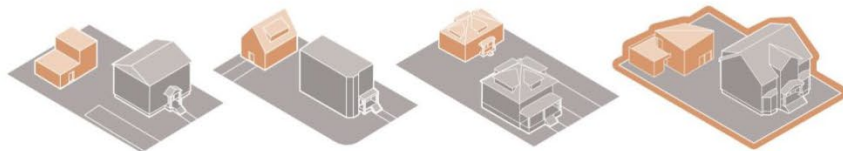
ATTACH AN ADU IN YOUR FRONT YARD

I have a larger lot, and I want to build an ADU without obstructing any of my backyard.



BUILD A MID-SIZED ADU IN YOUR BACKYARD

My lot has enough width on the sides or space in the backyard, and I'd like to build a detached ADU with one to two bedrooms.



BUILD A LARGE ADU IN YOUR BACKYARD

My lot is large, with lots of space to the sides and back. I'd like to add an ADU that can house several people.



Accessory Dwelling Unit (ADU)

MAIN DEFINITIONS:

1. Protected Use ADU:

- An attached, detached, or internal ADU that is located, or is proposed to be located, on a Lot in a **Single-Family Residential Zoning District** and
- Is **not larger in Gross Floor Area than ½ the Gross Floor Area of the Principal Dwelling or 900 square feet**, whichever is smaller, provided that only one ADU on a Lot may qualify as a Protected Use ADU.
- An ADU that is nonconforming to zoning shall still qualify as a Protected Use ADU if it otherwise meets this definition.

2. Single-Dwelling Residential Zoning District:

- Any zoning district where **Single-unit Dwellings are a permitted** or an allowable use, including any zoning district where **Single-unit Dwellings are allowed as-of-right, or by Special Permit.**

3. Local ADUs.

- An **ADU that is not a Protected Use ADU** but include rules specific to Medford



Protected Use Accessory Dwelling Unit (ADU)

760 CMR 71.00 Protected Use Accessory Dwelling Unit (ADU)

Municipalities shall not prohibit, impose a Prohibited Regulation or Unreasonable Regulation, or, except as provided under 760 CMR 71.03(5), require a special permit, waiver, variance or other zoning relief or discretionary zoning approval for the use of land or structures for a Protected Use ADU, including the rental thereof, in a Single-Family Residential Zoning District; provided that Municipalities may reasonably regulate a Protected Use ADU, subject to the limitations under 760 CMR 71.03(2) to 760 CMR 71.03(5), inclusive.

Prohibited Regulation:

1. Owner-Occupancy Requirement.
2. Minimum Parking Requirement.
3. Use and Occupancy Restriction.
4. Unit Caps and Density: ADUs shall not be counted in any density calculations.
5. Relationship to Principal Dwelling: requirement to be attached or detached.

Dimensional Standards: Cannot be more restrictive than is required for the Principal Dwelling, or a Single-family Residential or accessory structure.

Historic Districts: Municipalities may establish Design Standards and Dimensional Standards for Protected Use ADUs located in an Historic District

Pre-existing Nonconforming Structures: A Municipality may not prohibit the development of a Protected Use ADU in an existing structure or Principal Dwelling, or Lot due to nonconformance, that could be used for, or converted into, a Protected Use ADU in conformance with the Building Code, 760 CMR 71.00, and state law.

Special Permits for Multiple ADUs on the Same Lot: if a Municipality chooses to allow additional ADUs on the same Lot as a Protected use ADU in a Single-family Residential Zoning District, Zoning shall require a Special Permit for the use of land or structures for the additional ADUs.



Local Accessory Dwelling Unit (ADU)

Municipality Decisions (Local ADUs):

1. Municipalities may **allow Accessory Dwelling Units in any Residential District** by Right or by Special Permit.
2. Municipalities can **allow bigger ADUs than the 900 sf restriction**.
3. Municipalities can **allow additional ADUs on the same lot by Special Permit**.
4. Short-term Rentals: **Municipalities may establish restrictions and prohibitions on the Short-term Rental** of Protected Use ADUs pursuant to M.G.L. c. 64G.



Accessory Dwelling Unit (ADU)

1. Protected Use ADUs

1. Dimensional Standards:

- Not be larger than a Gross Floor Area of **900 square feet or ½ the Gross Floor Area of the Principal Dwelling, whichever is smaller.**
- Shall not have more restrictive dimensional standards than those required for:
 - Principal Dwelling, or a
 - Single-family Residential or
 - Accessory structure.



2024-2026 Zoning Update



| | NR-1 | NR-2 | NR-3 | UR-1 | UR-2 |
|---|--|--|--|---|---|
| Permitted Building Types | <ul style="list-style-type: none">Single-unit DwellingHistoric Conversion | <ul style="list-style-type: none">Single-unit DwellingTwo-unit DwellingHistoric Conversion | <ul style="list-style-type: none">Single-unit DwellingTwo-unit DwellingThree-unit DwellingHistoric Conversion | <ul style="list-style-type: none">Two-unit DwellingThree-unit DwellingMultiplexTownhouseHistoric Conversion | <ul style="list-style-type: none">Three-unit DwellingMultiplexTownhouseHistoric Conversion |
| Protected ADUs | ✓ | ✓ | ✓ | | |
| Local ADUs (By right) | | | | ✓ | ✓ |
| Local ADUs (By Special permit) | ✓ | ✓ | ✓ | ✓ | ✓ |
| Max. units with ADUs (Excluding Historic conversion) | 1 unit + 1 Protected ADU + 1 Local ADU by SP. | 2 units + 1 Protected ADU + 1 Local ADU by SP. | 3 units + 1 Protected ADU + 1 Local ADU by SP. | 3 units + 1 Local ADU + 1 Local ADU by SP. | 3 units + 1 Local ADU + 1 Local ADU by SP. |



Accessory Dwelling Unit (ADU)

1. To be decided:
 1. Second ADU allowed by Special Permit
 2. Local ADU by Special Permit: Max 900 sf
 3. Allow bigger detached ADUs for historic accessory structures (more than 75 years)
 4. Dimensions to be studied after the approval of Residential Districts